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The Fox Theatre

Apartment Renovations

100% Construction Documents - Permit Set

January 10th, 2020

LAS Project No. 10687-06

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GENERAL

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PP101 PLUMBING PRESSURE MAIN LEVEL
PP102 PLUMBING PRESSURE UPPER LEVEL
PW101 PLUMBING WASTE MAIN LEVEL
PW102 PLUMBING WASTE UPPER LEVEL

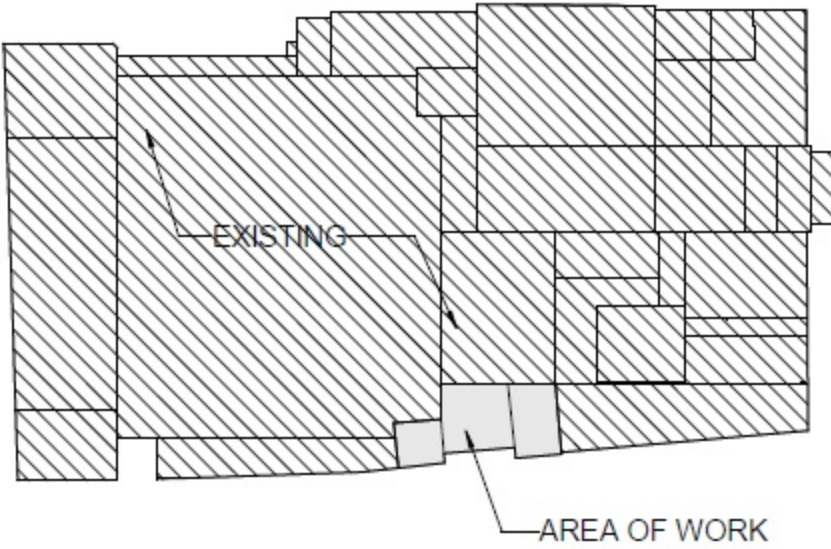
FIRE PROTECTION

FAD101 FIRE ALARM MAIN LEVEL DEMO
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FA101 FIRE ALARM MAIN LEVEL
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TELECOM

LV000 COVER PAGE
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KEY PLAN



SQUARE FOOTAGE OF THIS BUILDING: 250,000 SF
SQUARE FOOTAGE OF THIS INTERIOR RENOVATION: 3,644 SF

BUILDING HEIGHT AT THIS PORTION OF STRUCTURE: 52'-8"
BUILDING STORIES AT THIS PORTION OF STRUCTURE: 2

ZONING: SP-16, SA-1

BUILDING CODE SUMMARY (Apartment of Fox Theater):

- This area of the Fox Theatre, National Historic Landmark, was historically constructed as office space. It has temporarily been used as an Apartment and as office space. This project configures the main floor as temporary office and conference space Fox Theatre. The upper floor reconfigures existing office space and renovates an existing restroom. It has a fire alarm but is not sprinklered. It will be used as Business occupancy for additional office use for the Fox Theatre. The work in this project includes repair of finishes, a renovation of an existing restroom and accommodations for office space.
- There is no ADA access to the upper level of the Apartment. Accessible restrooms and offices are provided in other locations on the Orchestra level. A removable ADA ramp will be provided on the main level as needed.

BUILDING CODES:

- International Building Code 2018 (with 2014 GA Amendments)
- International Fire Code 2018 (with GA Amendments)
- International Fuel Gas Code 2018 (with GA Amendments)
- International Plumbing Code 2018 (with GA Amendments)
- International Mechanical Code 2018 (with GA Amendments)
- National Electrical Code 2017 (with no GA Amendments)
- National Fire Protection Association 101 2018 (with GA Amendments)
 - Modifications in Historic Buildings (43.2.2.1.3, 43.5.1.2 (2), 43.5.1.3 and 43.4.1.3)
- Rules and Regulations of Safety Fire Commissioner for State Minimum Fire Safety Standards, Chapter 120-3-3 January 15, 2014 (Georgia Safety Fire Law)
- Georgia State Handicapped Accessibility Law 120-3-20A / 2010 ADA standards for Accessible Design

Existing and New Construction type: IIB, unsprinklered (existing, unchanged building type)

Structural frame	0 hrs
Bearing walls (Exterior)	0 hrs
Bearing walls (Interior)	0 hrs
Nonbearing walls (Interior)	0 hrs
Floor construction	0 hrs
Roof construction	0 hrs

Business Group B: Business Occupancy

Allowable area and height per IBC table 504.3 (Allowable building heights above grade plane), table 504.4 (Allowable number of stories above grade plane), and table 506.2 (Allowable area factor).

Maximum area allowed for B: 23,000 sq ft
Maximum height allowed for B: 3 stories and 55 feet

Actual area provided:
Mezzanine Level: 3,644 gsf renovated space

Actual height provided:
Two (2) stories above grade, 52' - 8" in height from grade

Fire Separation between the Apartment (Business Occupancy) and Grand Salon (Assembly Occupancy) is met per existing 2-hour rated masonry wall and openings. .

* NOTE: NFPA 2012 Section 4.6.2 "The provisions of this Code shall be permitted to be modified by the authority having jurisdiction for buildings or structures identified and classified as historic buildings or structures where it is evident that a reasonable degree of safety is provided."

LIFE SAFETY CODE SUMMARY:

OCCUPANCY LOAD (of Apartment only):

Business use: 150 sf/person

Area: 3,644 gsf
Occupants: 3,644 gsf / 150 sf/occupant = 25 occupants

EGRESS SUMMARY:

Common path of travel - Business: 75 feet (NFPA 101 Section 38.2.5.3.3)
Dead end corridor - Business: 20 feet (NFPA 101 Section 38.2.5.2.2)

Maximum travel distance - Business: 200 feet (NFPA 101, Section 38.2.6.2)

Egress width (NFPA 101, Table 7.3.3.1, and Table 13.2.3.1)
Level components and ramps: 0.2" per person
Stairways: 0.3" per person where the min. width is 36 in. for new stairs serving an occupant load of fewer than 50 *7.2.2.2.1.2(A)

Existing Stairs (NFPA 7.2.2.2.1.1(b))
Minimum Width: 36 in.
Max. height of risers: 8 in.
Min. tread depth: 9 in.

Door leaf width in existing buildings shall not be less than 28 in. (NFPA 7.2.1.2.3.2 (4))

Plumbing Fixtures Required By Code:

OCCUPANCY	OCCUPANT LOAD	WOMEN WC LV	MEN WC LV	DRINKING FOUNTAIN	SERVICE SINK
BUSINESS	3,644	1	1	-	1
TOTAL	3,644	1	1	-	1

*Per IPC 410.1, "When water is served by a restaurant, drinking fountains shall not be required." Free water is provided for all Fox Theatre patrons at all points of sale.

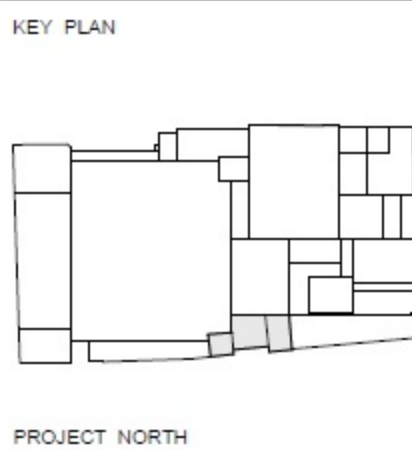
Existing Plumbing Fixtures Already Provided:

OCCUPANCY	OCCUPANT LOAD	WOMEN WC LV	MEN WC LV	DRINKING FOUNTAIN	SERVICE SINK
TOTAL	3,644	2	1	1	**1

**Existing service sink for main level is located in Egyptian Ballroom service hallway.

Total Plumbing Fixtures with Apartment Renovation:

OCCUPANCY	OCCUPANT LOAD	WOMEN WC LV	MEN WC LV	DRINKING FOUNTAIN	SERVICE SINK
TOTAL	3,644	2	2	1	**1



JOB NAME
The Fox Theatre

LOCATION
Apartment Renovations
660 Peachtree Street NE

ISSUE DATE
January 10th, 2020
JOB NO.
10687-06
DWG. NO.

G001

SHEET TITLE
COVER SHEET

SCALE (IN. O.)

ISSUED FOR CONSTRUCTION

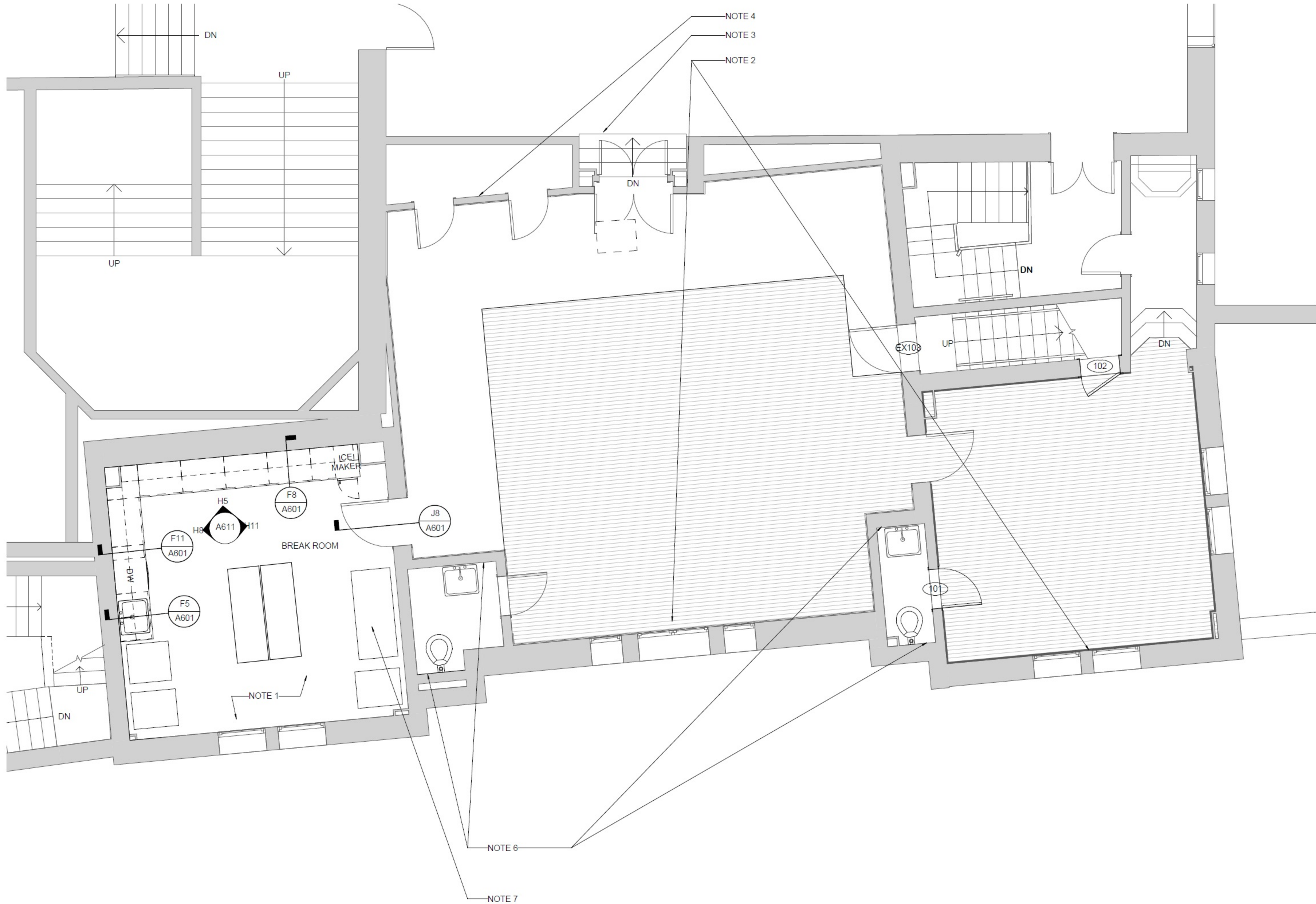
LORD AECK SARGENT
A KATERRA COMPANY

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LOWER LEVEL FLOOR PLAN



MATERIAL KEYNOTES

GENERAL NOTES

- A. PROVIDE SYSTEMS AND EQUIPMENT AS OUTLINED ON DRAWINGS.
B. PROVIDE ADDITIONAL ELECTRICAL AND DATA OUTLETS IN THE APARTMENT TO SERVICE TEMPORARY BARS AND WARMING PANTRY.
C. PAINT ALL CEILINGS, METAL WINDOWS AND WALLS ON EACH LEVEL.

SHEET SPECIFIC NOTES

1. PATCH AND REPAIR ENTIRE ROOM. PROVIDE NEW TILE FLOORING AND TILE WALL FINISHES ON THREE WALLS. PROVIDE CABINETS AND EQUIPMENTS AS SHOWN ON PLAN. CABINETS SHALL BE STANDARD PLASTIC LAMINATE WITH QUARTZ COUNTERTOPS AND STAINLESS STEEL SINK. TILES SHALL BE DOMESTIC AND READILY AVAILABLE.
2. PROVIDE DRAPERY AT SOUTH WINDOWS.
3. PROVIDE NEW ALUMINUM REMOVABLE RAMP.
4. RELOCATE EXISTING LADDER TO THIS WALL. CENTER BETWEEN DOORS.
5. EXISTING SAFE TO REMAIN.
6. ALTERNATE: CAREFULLY REMOVE EXISTING PLASTER WALLS AND TILE. INSTALL NEW GWB WALL. INSTALL T3 TILE TO MATCH EXISTING. PAINT TOP OF WALL TO MATCH EXISTING.
7. EXISTING SAFE TO REMAIN.

KEY PLAN



PROJECT NORTH

SEAL



JOB NAME
The Fox Theatre

Apartment Renovations

LOCATION
660 Peachtree Street NE

ISSUE DATE
January 10th, 2020

JOB NO.
10687-06

DWG. NO.
A101

SHEET TITLE
MAIN LEVEL FLOOR PLAN

SCALE (IN.)
1/8" = 1'-0"



REVISION:

LORD AECK SARGENT
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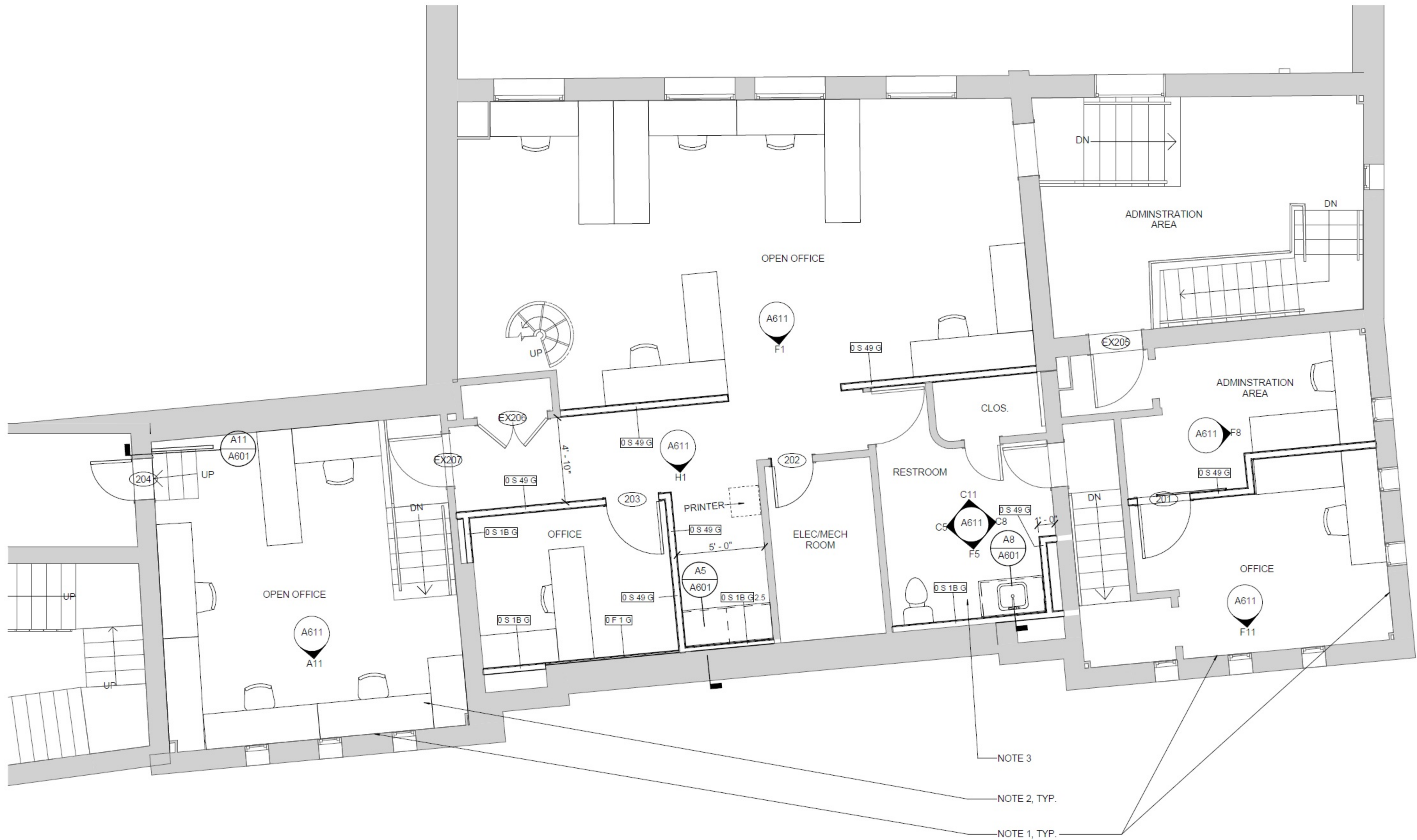
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A1

UPPER LEVEL FLOOR PLAN



MATERIAL KEYNOTES

GENERAL NOTES

- A. PROVIDE SYSTEMS AND EQUIPMENT AS OUTLINED ON DRAWINGS.
B. PRVOIDE NEW CARPET ON UPPER LEVEL AND STAIRS
C. PAINT ALL CEILINGS, METAL WINDOWS AND WALLS ON EACH LEVEL.

SHEET SPECIFIC NOTES

1. REHABILITATE PLASTER FINISHES ON SOUTH WALL AND CEILING. THIS INCLUDES REMOVING AND REPLACING PLASTER SCRATCH AND FINISH COATS DOWN TO MASONRY SUBSTRATE.
2. NEW OFFICE FURNITURE TO MATCH WORKSTATIONS.
3. RECONFIGURE RESTROOM. PROVIDE ALL NEW FINISHES AND FIXTURES.

KEY PLAN



PROJECT NORTH

SEAL



JOB NAME
The Fox Theatre

Apartment Renovations

LOCATION
660 Peachtree Street NE

JOB DATE

January 10th, 2020

JOB NO.

10687-06

DWG. NO.

A102

SHEET TITLE

UPPER LEVEL FLOOR PLAN

SCALE (IN.)

0 1 2 3 4 5 6 7 8 FT

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